

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, February 26, 2013

8:00 P.M.

AUDITORIUM

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #278, Flood Damage Prevention Application #310, Land Filling & Regrading Application #284, Justin & Mary Beth Livengood, 12 Cross Road. Proposing to raze the existing residence; construct a new single-family residence with associated septic system; modify the driveways; and perform related site development activities within regulated areas. The subject property is located on the northeast corner formed by the intersection of Cross Road and Hope Drive, and is shown on Assessor's Map #65 as Lot #1, R-1 Zone. *HEARING ORIGINALLY OPENED ON JANUARY 8, 2013. TO BE CONTINUED TO MARCH 5, 2013 AT APPLICANT'S REQUEST.*

Proposed Amendments to the Darien Zoning Regulations (COZR #1-2013), put forth by the Planning & Zoning Commission. Proposal to amend subsections 411 and 416 of the Zoning Regulations relative to the Noroton Bay District Residential Zone (R-NBD). These changes: 1) modify the Background and Purposes for this zone; 2) modify Maximum Building Height in feet in this zone from 30 to 33 feet; and 3) modify Maximum Building Coverage in this zone, by exempting the first six inches of eaves and up to a total of twenty square feet of stair landing and stoop overhangs.

Coastal Site Plan Review #162-A, Flood Damage Prevention Application #246-A, Land Filling & Regrading Application #292, Neil Foster & Janet Eick, 35 Plymouth Road. Proposing to elevate the existing residence and construct additions and alterations, and perform related site development activities within regulated areas. The subject property is located on the north side of Plymouth Road, approximately 500 feet north of its intersection with Shipway Road, and is shown on Assessor's Map #57 as Lot #38, in the R-1 Zone.

Coastal Site Plan Review #281, Flood Damage Prevention Application #315, Mark & Heather Wright, 26 Waverly Road. Proposing to elevate the existing residence, construct additions and alterations to the residence, and perform related site development activities within regulated areas. The subject property is located at the southwest corner formed by the intersection of Waverly Road and Shipway Road, and is shown on Assessor's Map #55 as Lot #26, R-NBD Zone.

Coastal Site Plan Review #282, Flood Damage Prevention Application #316, Land Filling & Regrading Application #293, Frank & Carrie Maturo, 40 Baywater Drive. Proposing to demolish the existing residence and construct new single-family residence, and perform related site development activities within regulated areas. The property is situated on the southwest side of Baywater Drive approximately 100 feet east of the north intersection of Plymouth Road and Baywater Drive and is shown on Assessor's Map #55 as Lot #87, and is located in the R-NBD Zone.

GENERAL MEETING

Amendment of Special Permit Application #98-A, Coastal Site Plan Review #219, and Flood Damage Prevention Application #237, Noroton Bay Property Owners, Inc., Nearwater Lane, R-NBD Zone. Request to repair deck; repair and rebuild the snack bar and community room building; and perform related site development activities within regulated areas. The subject property is located on the west side of Nearwater Lane, directly across from its intersection with Baywater Drive and is shown on Assessor's Map #56 as Lot #1 in the R-NBD Zone.

Flood Damage Prevention Application #320, Tim & Megan Malay, 20 Plymouth Road. Proposing to: elevate the existing house with additions, alterations, and modifications; establish a new driveway; associated filling/regrading; and to perform related site development activities within a regulated area. The subject property is on the southwest corner formed by the intersection of Shipway Road and Plymouth Road, and is shown on Assessor's Map #55 as Lot #71 and #72 in the R-NBD Zone.

Discussion, deliberation, and possible decision on the following public hearing items (if those items are closed on February 26):

Coastal Site Plan Review #162-A, Flood Damage Prevention Application #246-A, Land Filling & Regrading Application #292, Neil Foster & Janet Eick, 35 Plymouth Road. Proposing to elevate the existing residence and construct additions and alterations, and perform related site development activities within regulated areas.

Coastal Site Plan Review #281, Flood Damage Prevention Application #315, Mark & Heather Wright, 26 Waverly Road. Proposing to elevate the existing residence, construct additions and alterations to the residence, and perform related site development activities within regulated areas.

Coastal Site Plan Review #282, Flood Damage Prevention Application #316, Land Filling & Regrading Application #293, Frank & Carrie Maturo, 40 Baywater Drive. Proposing to demolish the existing residence and construct new single-family residence, and perform related site development activities within regulated areas.

Special Permit #34-I/Site Plan, Woodway Country Club, 540 Hoyt Street.
Request for extension of time to complete pool complex.

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.